



## **RESIDENTIAL SHEDS**

### **I. WHEN IS A BUILDING PERMIT REQUIRED FOR A RESIDENTIAL SHED?**

Permits are required for all residential sheds except sheds not greater than 100 square feet in area that are no higher than 6 feet in average height provided the shed is accessory to one, two and three family dwellings and is located in the rear yard in accordance with the Zoning Code.

### **II. WHAT CODES/REGULATIONS ARE APPLICABLE?**

All work performed must be in accordance with the Cincinnati Zoning Code, the OBOA One, Two and Three Family Dwelling Code and all other applicable laws and ordinances.

Contact the following agencies:

Building Code Plans Examination - 352-3313

Zoning Code Administration - 352-3273

### **III. HOW DO I OBTAIN A PERMIT?**

Complete an application for a permit and submit three copies of plans for review, to the Permit and Plan Review Division, 3300 Central Parkway, Cincinnati, Ohio 45225. A plan processing fee must be paid at the time of application. The plans shall include the following:

- A. Plot Plan - Drawn to scale showing:
  - 1. Property lines (and property dimensions)
  - 2. All existing and proposed structures
  - 3. Distance from the house to the proposed shed
  - 4. North arrow
  - 5. Distance from the property line to the proposed shed. (Typically sheds are only allowed in the rear yard and a minimum of 3 feet of any property line.)
- B. Construction Details
  - 1. Elevation views (showing grade lines)
  - 2. Building height specifications
  - 3. Sectional views
  - 4. Sheds must be securely anchored to the earth
  - 5. Sheds exceeding 144 square feet must be placed on a footing or foundation.

### **IV. WHAT HAPPENS AFTER I APPLY FOR MY PERMIT?**

The aforementioned agencies will review the application. If any of the agencies has questions or comments, they will contact the person listed on the application. Upon receipt of the necessary approvals, the permit staff will notify the applicant that the permit is ready and the balance of the permit fee will be due.

**V. WHAT IS REQUIRED AFTER THE PERMIT IS ISSUED?**

All work must be performed in accordance with the approved plans, the Cincinnati Zoning Code, Cincinnati Building Codes, Ohio Basic Building Code, National Electric Code, and other applicable ordinances. The permit will expire if work is not started, is postponed, abandoned, or an inspection is not requested within one year of the issue date.

**VI. INSPECTIONS REQUIRED (24-hour minimum notice)**

Contact the Department of Buildings and Inspections, (Safety and Maintenance) at 352-3275.